

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- March 22, 1968

Appeal No. 9143          Estate of Grace B. Turner, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Messrs. Arthur B. Hatton and William F. McIntosh dissenting, the following Order was entered at the meeting of the Board on March 28, 1967.

EFFECTIVE DATE OF ORDER - August 13, 1968

ORDERED:

That the appeal for a variance from the rear yard requirements of the R-1-B District to permit addition to dwelling at 3122 Newark Street, NW., lot 861, square 2079, be granted.

FINDINGS OF FACT:

- [1] The subject property is located in an R-1-B District.
  - [2] It was stated at the public hearing that the property had been purchased from the estate subsequent to the filing of this appeal by Mr. Robert B. Owen who was present at the hearing.
  - [3] The property is presently improved with a two story stucco structure with an attic and basement.
  - [4] It is proposed to remove the existing garage to the side and the front porch. Both are said to be in poor and deteriorating condition.
  - [5] The appeal was amended at the hearing to include a variance from the side yard requirements.
  - [6] The present house is said to be rundown and it is proposed to add a living room to the rear of the structure. The rear yard with the proposed addition will be 16.12 feet as opposed to the 25 feet required in the zoning district.
  - [7] No opposition to the granting of this appeal was registered at the public hearing.
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OPINION:

We are of the opinion that appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations and the denial of the requested variance would be to prevent a reasonable use of the property. The granting of this appeal will have no adverse affect upon nearby and adjoining property and will not substantially impair the purpose, intent, or integrity of the zone plan as embodied in the Zoning Regulations and map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: James E. Bess  
JAMES E. BESS  
Secretary of the Board